

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 April 2022 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Moon, Ballard, I Amos, Catterall, Orme, D Walmsley and O'Neill

Apologies for absence:

Councillors Lady D Atkins, Holden, Ingham, Le Marinel, Raynor and Stirzaker

Other councillors present:

Councillor Henderson

Officers present:

Daphne Courtenage, Assistant Democratic Services Officer
Karl Glover, Acting Planning Development Manager
David Thow, Head of Planning Services,
Steve Smith, Planning Policy and Economic Development Manager
Carmel White, Solicitor

Five members of the public attended the meeting.

PA.72 Declarations of interest

None.

PA.73 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on the 02 March 2022 were **approved** as a correct record.

PA.74 Appeals

The committee noted the Schedule of Appeals lodged and decided between 15 February 2022 – 15 March 2022, as set out on pages 3-26 of the agenda pack. Any member requiring any further details or clarification on any appeal was invited to contact the relevant Case Officer.

Steve Smith, the Planning Policy and Economic Development Manager, drew the committee's attention to the appeal decision of application 20/01241/FUL,

in particular paragraph 13 of the Inspector's report. He explained to members that the Inspector had pointed out an issue with Policy EP9 in determining applications for holiday accommodations, and that though this would normally be delegated to officers, he wanted to make the committee aware of how this would affect future officer decisions.

PA.75 Planning applications

PA.76 Application A - Land to the rear of 4 Vicarage Road, Poulton-le-Fylde, Lancashire, FY6 7BE (21/01196/OUT)

The application was brought to the committee for determination at the request of Councillor Henderson.

A site visit occurred to enable members to understand the proposal beyond the plans submitted and the photographs taken by the Case Officer.

The acting Planning Development Manager introduced the report. He updated members that officers would be suggesting a re-wording of Condition 5 in regards to the noise assessment.

Emma Dickson spoke in objection to the application.

Lee Bruckshaw spoke in objection to the application.

Vicky Jones spoke in objection to the application.

Wyre Borough Councillor for Breck Ward, David Henderson, spoke in objection to the application.

Members raised concerns over the impact on neighbours, particularly in regard to traffic and parking concerns, loss of amenity, issues regarding the access point and a lack of space for cars to turn and the potential impact on protected trees surrounding the property.

The Head of Planning Services responded to comments made by both the committee and the speakers in attendance. He made it clear that as the application before committee was an outline application, all details of the potential dwelling on the site apart from access, would be determined at reserved matters stage. Therefore any potential issues regarding parking, amenity, and general impact on neighbours could not be considered. He responded to concerns over the trees surrounding the site and told members that the council's Tree Officer had no objections in principle to the application, but that this would also be assessed at reserved matters when more details of the proposed dwelling were available. In terms of the access applied for off Vicarage Road, the Head of Planning Services informed members that there was adequate space for cars to turn into and out of the access, and the Local Highway Authority had raised no objections on these grounds.

Following discussion, it was proposed by Councillor Orme, and seconded by the Chairman Councillor Moon, that the application be **refused**, contrary to officer recommendations. The reasons for the refusal were:

The proposed dwelling would, by reason of its location to the rear of No.4 Vicarage Road, and the access to it from the northern end of Prudy Hill, cumulatively with the other dwellings on Prudy Hill, increase the incidence of vehicle movements and congestion resulting from visitor traffic and delivery/collection vehicles to the detriment of the residential amenity of the occupiers of properties on Prudy Hill, contrary to the provisions of policy CDMP3 of the Wyre Borough Local Plan.

PA.77 Wyre Council Tree Preservation Order No 1 of 2022: Rose Cottage, Head Dyke Lane, Pilling, Lancashire, PR3 6SJ

The Corporate Director Environment submitted a report for the committee to consider the objection to the making of Wyre Council Tree Preservation Order No 1 of 2022: Rose Cottage, Head Dyke Lane, Pilling, Lancashire, PR3 6SJ.

Following discussion, it was proposed by Councillor Ballard, and seconded by Councillor Orme, that the Wyre Council Tree Preservation Order No 1 of 2022: Rose Cottage, Head Dyke Lane, Pilling, Lancashire, PR3 6SJ, be **confirmed** for the reasons set out in the report.

The meeting started at 2.00 pm and finished at 2.45 pm.

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